



FOR LEASE

OFFICE / WAREHOUSE SPACE

17 Grenfell Crescent, Unit 7 Nepean, ON K2G 0G3

BUILDING FEATURES

- Corner unit with two grade level doors, 10' 4" (H) by 11' 9" (W) and 8' (H) by 9' 4" (W)
- Office/showroom approx. 33' by 17' and warehouse approx. 48' by 33'.
- Approx. total of 2,145 sq. ft.
- Both the office/showroom and warehouse are wide open
- Two washrooms (shop and office)
- 100-amp 120/208
- Clear height 11' 5"
- NO AUTOMITIVE USES OF ANY KIND WILL BE CONSIDER.

LEASE DETAILS

ADDRESS	17 Grenfell Crescent, Unit 7, Nepean, ON K2G 0G3
RENTAL RATE PER MONTH	\$ 3,217.50
RECOVERABLE COSTS PER MONTH	\$ 1,875.00
WAREHOUSE SPACE	Approx. 1,584 sq. ft.
OFFICE SPACE	Approx. 561 sq. ft.
LEASE TERM	3 – 5 years
ZONING CODE	IP
OCCUPANCY	Immediate
PROPERTY TYPE	Office/ Warehouse



GEOFFREY H. GODDING CPM

Senior VP / Commercial Sales

Representative

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ADDITIONAL RENT INCLUDES:

- General Maintenance and Repair
- Insurance
- Landscape
- Real Estate Taxes
- Snow Removal
- Water & Sewer
- Management & Administration
- Recoverable cost are estimated at \$ 1875.00 per month. for year ending December 31, 2024

NOTE: Hydro and gas is metered and paid directly by the tenant.

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